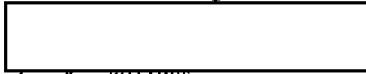


MEMORANDUM FOR: MR. DULLES

Attached is a proposed reply to Mr. Bartholomew's letter of 2 March with which he enclosed the final report of the National Capital Planning Commission concerning the Langley site.

I believe it is important that we respond promptly, inasmuch as it is now generally known that we have received the final report. Also, I understand that there is a meeting of the Fairfax County Board on Wednesday, 7 March, and that Roger Fisher is on the agenda. I think that it would be well to have it generally known that we have made our choice prior to that time.

Recommend signature.



3 Mar 56  
(DATE)

L. K. WHITE

FORM NO. 101 REPLACES FORM 10-101  
1 AUG 54 WHICH MAY BE USED.

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DD/S-56-750

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WAK 1956

Mr. Marland Bartholomew /  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you very much for your letter of 2 March 1956 with which you enclosed the final report of the National Capital Planning Commission concerning my proposal to establish a new headquarters for the Central Intelligence Agency at Langley, Virginia.

I appreciate very much the recognition given the special situation confronting this Agency in the selection of a proper site and your thoughtful final report. We shall give most serious consideration to all aspects of this report as we proceed with our planning and the establishment of our new headquarters at Langley. In particular, we believe that it need not have an adverse long-range effect on the established land use of the surrounding territory, and it will be the policy of the Agency to do everything in its power, in cooperation with the local authorities, to maintain the present nature of the area. I am confident that we can develop a headquarters at this site of which we can all be proud.

Sincerely,

Allen W. Dulles  
Director

DD/S:LKW:laq

Distribution:

O & 1 - Addressee

✓ 1 - E.R.

1 - DCI

1 - Gen Coun

1 - SA-DCI (Grogan)

1 - D/Log

2 - C/PBS/Leg

1 - DD/S chrono

CONCUR:

STAT

L. K. WHITE

Deputy Director

Mr. Marland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you very much for your letter of 2 March 1956 with which you enclosed the final report of the National Capital Planning Commission concerning my proposal to establish a new headquarters for the Central Intelligence Agency at Langley, Virginia.

I appreciate very much the recognition given the special situation confronting this Agency in the selection of a proper site and your thoughtful final report. We shall give most serious consideration to all aspects of this report as we proceed with our planning and the establishment of our new headquarters at Langley. In particular, we believe that it need not have an adverse long-range effect on the established land use of the surrounding territory, and it will be the policy of the Agency to do everything in its power, in cooperation with the local authorities, to maintain the present nature of the area. I am confident that we can develop a headquarters at this site of which we can all be proud.

Sincerely,

Allen W. Dulles  
Director

DD/S:LKW:laq

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CONCUR:

*131*  
L. K. WHITE  
Deputy Director  
(Support)

Approved For Release 2002/11/13 : CIA-RDP80B01676R001100080005-9  
*(D) CP*

## NATIONAL CAPITAL PLANNING COMMISSION

Washington 25, D. C.

March 2, 1956

Mr. Allen W. Dulles, Director  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

As indicated in my letter of February 6 and pursuant to your request, the National Capital Planning Commission reviewed further your proposal to establish a new headquarters for the Central Intelligence Agency at Langley, Virginia, and approved this proposal.

In its new findings the Commission has accorded overriding importance to the emphasis placed upon your statements contained in your letter of January 23, 1956, that you are not free to select a location within the District and that by virtue of emergency measures already taken it is important for you to locate on the west side of the Potomac River and that you desire that the location be at Langley.

The Commission has approved the enclosed final report prepared by a Committee of the Commission. The Committee has set forth in this report the obstacles which it feels must be overcome by the federal and local governments to solve problems connected with this site.

Sincerely yours,

(Signed) Harland Bartholomew

Enclosure

Harland Bartholomew  
Chairman

NATIONAL CAPITAL PLANNING COMMISSION

March 2, 1956

FINAL REPORT  
ON THE  
PROPOSAL TO LOCATE THE CENTRAL INTELLIGENCE AGENCY  
HEADQUARTERS BUILDING AT LANGLEY, VIRGINIA

At the request of the Director of the Central Intelligence Agency, the National Capital Planning Commission at its meeting on February 3, 1956, reconsidered the action taken at its December meeting on the proposal to establish a new headquarters for the Agency at Langley, Virginia, and voted to approve the location considered by the Agency to be the most suitable site for its purposes.

The undersigned committee was appointed by the Chairman to draft and submit the final report on this proposal, as required by the National Capital Planning Act of 1952. Membership of the committee includes those who have been for and against the Langley site.

As the Commission had been very evenly divided in both its initial opposition and subsequent approval of the Langley location, the committee has chosen to present the differing points of view on the basic planning issues involved.

Concern of Commission and Council in Decision

Under the Planning Act of 1952, the Planning Commission and Regional Planning Council have collaborative responsibility to prepare and maintain a comprehensive plan for the development of the National Capital and its environs. As the central planning agency for the Federal and District Governments, the Commission has the prime duty of reviewing Federal agency development programs in order to advise as to their consistency with the Comprehensive Plan.

It is now widely recognized that the most important single factor influencing the final decision is the availability of land for the proposed building. The Commission has been unable to find a suitable site for the Agency's headquarters within the boundaries of the National Capital area, and has therefore recommended that the Agency locate its headquarters at Langley, Virginia.

-2-

Washington region has been the growth and spread of Federal establishments. Consequently, the Commission's 1950 Comprehensive Plan laid great emphasis on the size and location of government agencies. In order to produce an orderly and uniform expansion of the region, new Federal establishments which could be appropriately located outside the Central Area were to be distributed on the periphery of existing development or beyond, at such locations as to encourage local development that would be harmonious with other requirements of the Plan. Except in Bethesda and Suitland, where commitments had already been made, no single installation larger than

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[redacted] employees was recommended. Furthermore, new installations were located at least five miles from each other or from other large established agencies.

The Comprehensive Plan, while serving as a general guide and directive for decisions on Federal establishments, also sets forth a general philosophy on land use and population distribution throughout the area. These basic policies provide the foundation or reason for a Regional Thoroughfare Plan and policies for the provision of community facilities, such as water supply and sewage disposal. The development of such plans is the joint and collaborative responsibility of the National Capital Planning Commission and the Regional Planning Council under the provisions of the 1952 Planning Act.

Impact on the Comprehensive Plan

The Commission's proposals for the location of future Federal establishments in the environs of Washington did not contemplate a large Federal establishment in the Langley area. On the contrary, its Plan for the location of Federal Employees limited the number of those ultimately necessary to complete

the Public Roads Research Laboratory development, then estimated in round figures not to exceed 1,000. The principal reasons for this were that the location lay within an area traditionally developed and developing with small estates and single-family homes of low density, which it was generally agreed as desirable to encourage and protect. Furthermore, there was already located or committed in the northwest sector outside of downtown Washington a disproportionately large distribution of Federal employment, tending in the long run to encourage an unbalanced and intensive growth in that direction.

To offset this tendency, the Comprehensive Plan proposed in the Virginia sector generally west and southwest of the center, four locations for Federal establishments of approximately [redacted] employees each. STAT

These would have the effect of stimulating intensive suburban growth of a satellite character in localities where there is already established a nucleus for an urban environment and to public facilities already projected or needed.

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Whereas the location of [redacted] employees, more or less, at Langley does not accord with the 1950 plan, a majority of the Commission believe that a revision of the plan to accommodate CIA can be appropriately made. The minority does not agree to this revision and believes that a location in Virginia west or southwest of the center of Washington would promote growth of territory better adapted for intensive stimulation.

The position of the majority of the Commission is that there will be no adverse long-range effect of the CIA installation upon the established land use of the surrounding territory. They believe that in the immediate future employees will continue to live very much where they now live and that traffic to and from the installation can be handled over bridges, highways and parkways already planned though not necessarily programmed.

-4-

However, there is general agreement by both the Commission and the Regional Council that improvements proposed in the Commission's report of December 16 will need to be programmed at an earlier date to accommodate the traffic volumes generated by the installation.

The other point of view, represented by the minority, is that there will be a very profound effect upon the surrounding community with an installation of this size. The reasoning is that inevitably there will be created a demand for more intensive development of tributary territory than has heretofore been contemplated. The fact that only about one-eighth of the employees of CIA own their own homes lends support to the viewpoint of the minority that a marked change in land use for the Langley area is inevitable. The ensuing economic pressure upon land will make it increasingly difficult, if not impossible, for the Fairfax County authorities to maintain the same land use policies through zoning and subdivision control that have heretofore been envisioned as most appropriate and desirable for this area. This feeling is very strong among many property owners in the Langley area, is widely supported by professional planners and, perhaps most significantly, by the current waves of land speculation. In this connection, the minority draws attention to the change that has taken place in Arlington County since the construction of the Pentagon. In 1940 nearly three-fourths of the dwelling units in the county were of the single-family type. Today, more than half of all units are apartments which have increased eight-fold against only a doubling of the single-family type.

The Langley site meets the general requirement, set forth in the Commission's April resolution, that it be in close proximity to the Outer Circumferential. In this respect, the location is with the

-5-

Commission's Proposed Regional Thoroughfare Plan, now generally accepted by the highway authorities. However, the priority for construction of major features of that plan will have to be advanced, as herein discussed, if it is proved that the traffic circulation facilities which the installation will require are inadequate.

Community Facilities

The Regional Planning Council, in approving the Langley location last December, voted also to request that the Central Intelligence Agency request appropriations for certain improvements which it considered would be needed at the time the CIA headquarters is opened at Langley. The purpose of this action was, of course, to implement planning recommendations to which the local or state authorities were not financially committed.

It would seem that the first step towards putting into effect the Council's recommendation would be the development and agreement upon a program setting forth the specific community facilities required, and the estimates of cost and methods of financing. The latter is particularly important because of the different jurisdictions involved and the necessity for coordination in the programming of improvements. Following is a list and brief discussion of the important improvements which the studies of the Commission and the Council during the last year have revealed as being necessary to program definitely if the Langley site were chosen.

-6-

George Washington Memorial Parkway

The construction of the George Washington Memorial Parkway from Spout Run to Langley is universally accepted as having top priority. The Clarke-Rapuano report also recommended that the parkway be extended to the Cabin John Bridge along with useful segments of the Outer Loop, in which recommendation this Committee concurs.

While the legislation authorizing the use of the Langley location anticipated the construction of the parkway to Langley and provided for the allocation of necessary funds, the land acquisition program cannot be completed without additional contributions from Virginia to match Federal funds already available or to be made available for this purpose. Surveys and appraisals are required before precise costs can be ascertained. In all probability, several hundred thousand dollars will be needed from state and county authorities.

Other Recommended Projects

The Regional Planning Council has recommended the following improvements be financed at Federal expense concurrent with construction by the Agency unless state or local financing is or can be secured:

(a) Route 123. -- The widening to four lanes of Route 123 from Langley Corners to Chain Bridge (\$1,100,000). The State of Virginia has agreed to widen that portion of Route 123 from Langley Corners to the Parkway (\$350,000).

(b) Glebe Road. -- The widening of Glebe Road to four lanes from Lee Highway to Chain Bridge, estimated to cost \$1,300,000.

-7-

(c) Chain Bridge Widening. -- The District Highway Department has estimated the widening of this structure to a capacity of four lanes to cost \$1,350,000. The studies made by Clarke and Rapuano and others indicate the need of additional capacity at an early date, especially if present CIA employees are to be encouraged to maintain their present residences. Otherwise, additional traffic will be brought into and out of the central district over central area bridges, especially Key Bridge.

(d) Canal Road and Weaver Place. -- Required in connection with the widening of Chain Bridge will be improvements to approach roads on the District side, estimated at a cost of \$900,000.

(e) Cabin John Bridge and Segment of Outer Circumferential. -- While the Cabin John Bridge and the adjoining segments of the Outer Circumferential have been indorsed by the Highway Departments of Maryland and Virginia and the Bureau of Public Roads, no program for their financing and construction has been agreed upon. Without this facility, transportation to and from the Langley site will be inadequate, causing serious congestion on existing highways. If the CIA desires to locate at Langley, based in part upon the proximity to the Outer Loop, the Agency should take the initiative in advancing the priority of this important improvement by endorsing Federal aid to this end.

(f) Water Supply and Sewage Disposal Problems. -- So far as the Agency is concerned, it would seem to have solved its own immediate water and sewage problems through commitments already made by Federal and local

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authorities. Left unsolved, however, are services to any areas that may develop ahead of scheduled improvements due to the CIA installation.

(g) Reservations for Park and Recreational needs. — Regardless of any stimulus to local development from CIA, it has been estimated that based on present standards and ultimate development of this section of Fairfax County at low density that at least four times the present park and recreational area will be required to meet future needs. Should the growth of the area be accelerated, as some anticipate, a program for financing advance acquisition of suitable open lands according to the plan should be initiated by the county authorities.

Recommended Planning Controls

All those who have favored the Langley site have expressed great confidence in the ability of the county authorities, in cooperation with the interested agencies of the Federal Government, to control the character and extent of development which may either be required or which will take place as the result of the CIA installation. A clear understanding of mutual responsibilities should be formally established. To this end, it is suggested that the Central Intelligence Agency enter into a form of agreement or memorandum of understanding as to the policies of mutual concern that will be followed and financial responsibilities undertaken.

More than a year ago consultants for the Fairfax County Planning Commission completed a comprehensive plan for the county, including a land use plan, setting up standards generally designed to maintain the single-family, low density, open type of development for the Langley

-9-

and adjoining areas. This plan has not yet been adopted. It becomes imperative, therefore, in the interest of CIA as well as that of the home owners in the area who have become concerned about the effects of the installation, that the CIA impress upon the county authorities its desire and expectation of maintaining the low density character of the Langley area through immediate adoption of the county's comprehensive land use plan.

Conclusions

The committee has endeavored to point up the planning problems connected with the development of the Langley site as a location for CIA headquarters, in the hope that their inclusion in this report will serve a useful purpose in effecting their ultimate solution.

The majority of the committee in arriving at its recommendations has accorded overriding importance to the emphasis placed upon the statements contained in Mr. Dulles' letter of January 23, 1956, that he is not free to select a location within the District and that by virtue of emergency measures already taken it is important to him to locate on the west side of the Potomac River.

L. L. Hunter

C. McKim Norton

Claude W. Gwen

David H. Tulley

NATIONAL CAPITAL PLANNING COMMISSION

March 2, 1956

Checklist of Reference Data Relating to CIA Headquarters Location

National Capital Planning Commission Report

Resolution dated April 8, 1955 (general criteria)  
Committee report April 7, 1955  
Joint Commission-Council report on alternate sites  
Committee report December 16, 1955

National Capital Regional Planning Council

Staff summary report - March 11, 1955  
Staff report March 31, 1955  
Committee report April 7, 1955  
Staff report and recommendation December 5, 1955  
Member statements approving Langley

Fairfax County

Resolutions inviting CIA to County

Central Intelligence Agency

Report of Clarke and Rapuano - October 25, 1955

Other consultant reports

Consultant - Draper report  
Consultant - Upham report

Miscellaneous reports, documents and letters

Committee of 100  
Virginia Department of Highways  
Alexandria Chamber of Commerce  
Fairfax Chamber of Commerce  
Federal City Council  
Washington Board of Trade  
Citizen organizations  
Letters from many interested citizens

DD/S-56-476 A  
PC-7-89504

Approved For Release 2002/11/13 : CIA-RDP80B01676R001100080005-9

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1/11/1956

Mr. Harland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you for your letter of 6 February 1956 advising me that the Planning Commission has voted to approve of my proposal to locate the new headquarters building for the Central Intelligence Agency at Langley, Virginia. I deeply appreciate the Commission's approval of the Langley site and the consideration which has been given to this important matter.

We want, of course, to give full consideration to any points raised in the final report which I understand the Commission is preparing. We are, however, extremely hard-pressed for time as any action required after final determination, particularly action in any way involving Congress, must be undertaken very soon lest we suffer a serious delay not only to important problems confronting us but also to the ultimate removal of the temporary buildings which we will vacate.

I would, therefore, appreciate very much anything the Commission could do to make its final report available to us at the earliest opportunity.

Sincerely,

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STAT

Allen W. Dulles CONCUR:  
Director

[Redacted] STAT

DD/S:LKW:laq  
Rewritten OGC:LRH:jeb

cc: ✓DCI (2)- E/R w/cc of 6 Feb ltr

SA/DCI (Grogan) w/cc of 6 Feb ltr

DD/S (2) " " " "

Legislative Counsel " " " "

D/Log & C/BPS/Log in turn by [unclear] 6 Feb ltr

General Counsel " " " "

General Counsel

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Legislative Counsel

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Approved For Release 2002/11/13 : CIA-RDP80B01676R001100080005-9

NCPC

Deputy Director (Support)

NATIONAL CAPITAL PLANNING COMMISSION

DD/S-56-1476

WASHINGTON 25, D. C.

February 6, 1956

Mr. Allen W. Dulles, Director  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

In accordance with your request, the National Capital Planning Commission at its meeting on February 2, 1956, reconsidered the adverse recommendation submitted to you in its preliminary report of December 16, 1955, concerning your proposal to locate the headquarters building of the Central Intelligence Agency at Langley, Virginia.

I am writing now to confirm officially what you have already heard, that the Commission has now voted to approve of your proposal and will as soon as possible submit the "final report" provided for in the National Capital Planning Act of 1952. To this end, I have appointed a committee of five, representing the varied viewpoints prevailing on our Commission in connection with your proposal.

Sincerely yours,

Harland Bartholomew  
Chairman

1820 LEAD CO S:20

MEMORANDUM FOR: MR. DULLES

While I don't believe that a reply to Mr. Bartholomew's last letter is essential, I feel that we should press him as much as possible to expedite the final report, and, therefore, have drafted the attached proposed letter which I recommend for your signature.

I have good reason to believe that Bartholomew will delay the final report and may insist that it be considered at the March meeting of the Commission.

STAT

[Redacted]  
L. K. WHITE

9 Feb 56  
(DATE)

FORM NO. 101 REPLACES FORM 10-101  
1 AUG 54 WHICH MAY BE USED.

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DD/S-58-215

Approved For Release 2002/11/13 : CIA-RDP80B01676R001100080005-9

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JAN 20 1956

Mr. Harland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you for your letter of 16 December 1955 with which you transmitted (1) the report and recommendation prepared by a Committee of the National Capital Planning Commission, and (2) a report and recommendations of the National Capital Regional Planning Council, together with statements of certain local planning agencies.

I am, of course, disappointed in the adverse action taken by the National Capital Planning Commission in a vote of 6 to 5 against our proposal to locate the headquarters of the Central Intelligence Agency at Langley, particularly in view of the earlier action of the National Capital Regional Planning Council to approve of the Langley site by a vote of 5 to 3.

Members of my staff and our consultants have carefully reviewed the reports you have submitted, together with the accompanying recommendations, and it is requested that your Commission review further our proposal to establish a new headquarters for the Central Intelligence Agency at Langley, the most suitable site that we have found and the one which will best enable us to carry out the important mission that the Congress of the United States has entrusted to us.

Our authorization and appropriation were obtained with the clear understanding that while we were exempted from "dispersal" we would at the same time definitely not locate in the District of Columbia but, rather, on the fringes of the metropolitan area of greater Washington. It is important to us to have the Agency headquarters situated on the west side of the Potomac in order to conform with emergency measures that already have been taken.

ER file 1/26/64

Approved For Release 2002/11/13 : CIA-RDP80B01676R001100080005-9

M.C.P.C.

Other major factors that were taken into consideration in our report to you included the accessibility of the site to several key points, generally in the Northwest District of Columbia and adjacent Virginia areas as well as accessibility or convenience to the homes of the majority of the Agency personnel.

We recognize the high residential value of the area surrounding the Government-owned reservation of 749.5 acres at Langley. We would wish to keep this surrounding area as it is, for to do so would better suit our own requirements for a semi-rural setting for the CIA headquarters.

For reasons heretofore given, we believe that the character of the surrounding lands may be preserved for residential use as "a community of low density, single family houses." There is no material evidence that our development "would eventually disrupt the entire community and require residential densities of land use and commercial development of a nature not dreamed of when the long range plans for the development of Fairfax County were drawn up."

In our representations to the Commission we indicated clearly that approximately 75 per cent of the [redacted] going to and from the Langley site would use the proposed George Washington Memorial Parkway; approximately 25 per cent of the [redacted] of residents of Virginia would use the west entrance to the Reservation from Route 123. This means that the large majority of the CIA employees would enter and leave the site on the Potomac River or Parkway side of the Reservation and thereby have little or no contact with the surrounding community. We shall provide attractive cafeterias in the development for our employees so that there will be no need for them to leave the Reservation during the luncheon recess; in other words, there will be no need for shops and for other commercial development on the periphery of the Reservation to serve our employees; in fact, we would prefer none.

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As we see it, this proposed development of ours at Langley is not an ordinary type that planners may place in a category which fits the pattern of other concentrations of people brought together for eight hours a day. The proponents and the objectors to the use of the Langley site for the CIA headquarters have expressed their views with respect to the nature of the impact of this development upon the surrounding areas. We believe that this is a very special problem and, as such it is our considered judgment that the CIA can use lands already owned by the Government in the manner we have described so that the presence of this Agency at Langley will become an asset rather than a liability to the surrounding community.

We shall lend every possible aid to this end, and, in these circumstances, we believe that the result will be acceptable to the large majority of persons who, for one reason or another, have expressed an interest in this matter. The fact that the officials of the County and a substantial majority of the people of the County desire to have us located at the Langley site seems, in a large measure, to prove our point. I am sure that you are aware of the results of the poll taken by Congressman Broyle which indicate that 73.3 per cent of the voters of Fairfax County favor locating CIA at Langley with only 17.9 per cent opposing it, and 8.8 per cent having no opinion. It is also significant that each of the seven magisterial districts heavily favor locating CIA at Langley and in the Dranesville District, which includes Langley, voters favor this site by a 1789 to 517 margin.

The prognostications with respect to the result of "impact" are largely conjectural. I believe that our argument is predicated upon realistic observation that fit into the very special situation which involves the proposed move of the CIA to Langley. We see no reason, for example, why the present zoning is necessarily "susceptible to successful downgrading by determined speculative interests," or that the location of CIA at Langley will necessarily "stimulate urban developments with explosive and detrimental force in violent conflict with the Master Plan." The area surrounding the Government Reservation at Langley will develop more houses, whether or not the CIA is situated there. I say this because the area is not distant from the City of Washington and with the arterial improvements and the installation of the approved sewer lines in the Pinmit Run water shed, growth is inevitable. Both of these improvements were planned long before CIA contemplated going to Langley. Any "impact" resulting in a rise in land values when forcing "zoning and regulatory changes, in order that the tax increases would be sufficient to carry the burden of improvements," will be because of the normal development of the area which was already preparing for an increased population long before the CIA project at Langley was considered. The CIA contemplates paying the prevailing rates charged by the local municipalities and by the private utility corporations for services provided. Is it not true that the five year old Master Plan (Comprehensive Plan for the National Capital and its Environs) is a guide, and as such must be reviewed periodically to adjust its sights to new times, conditions and the needs of the Community? No doubt there will be changes, for no Master Plan can remain static in the light of the changes that are taking place now and that will take place even without CIA at Langley.

It interested me to note that the 1950 Comprehensive Plan shows a "decentralized government center" at the Langley site, and in view of the minimum relocation of Agency personnel residence which we anticipate, it would seem to us to be an eminently appropriate site for the use we propose.

Our consultant's report, dated 25 October 1955, together with their supplemental letter dated 12 December 1955, which I have endorsed, clearly sets forth the problem with respect to the means of access to and from the Langley site. We have continued our studies and we do not concede that "large sums of money are necessary to provide access to the site;" on the contrary, we are convinced that the Parkway, which must be constructed from its present terminus to the Langley site, the improvements of that section of Route 123 between the Parkway and the junction with Route 193 at Langley, and the planned improvements to the Key Bridge already under contract are the only arterial improvements necessary to place access to this site on relatively the same level as at other sites suitable for the operation of the Agency's proposed headquarters. Even with these improvements I am convinced that no other location that we know of will provide as satisfactory a means of access as does the Langley site. These three improvements, together with a number of other proposed arterial developments, ultimately will be required whether the CIA goes to Langley or not; most, if not all, of them were envisioned long before Langley was considered as a site for CIA. As you already know, the State of Virginia has indicated that it will improve the section of Route 123 between Langley and the George Washington Memorial Parkway interchange, and the National Park Service, through the Bureau of Public Roads, will plan and construct the Parkway from its present terminus to the Langley site with funds to be made available by the CIA from its appropriation, as specified in the legislation.

Our consultant's supplemental letter, dated 12 December 1955, states, "It would be helpful to have certain other existing roads improved and to have Chain Bridge widened, as stated in our original report, but these will not be required until they come within the time scheduled for development either by the District of Columbia or by Fairfax County." Your Committee report includes the improvements to Chain Bridge, Canal Road and Weaver Place as necessary. Prior to submitting their report, our consultant's had discussed the practical capacities of Chain Bridge and its approaches, as well as the capacities of other Potomac River bridges, with representatives of the District of Columbia Engineer Commissioner. You will recall that the results of a "point of origin and destination" study, as requested by the Engineer Commissioner for the District of Columbia, was forwarded to you on 9 December 1955. This study had particular reference to those employees living in the District of Columbia and

Maryland who might use Chain Bridge as the most direct route to the Langley site. It clearly shows that the anticipated traffic of our employees, who might use this bridge, plus the present traffic would not exceed the rated capacity of Chain Bridge. Since the improvements to Key Bridge are already under contract and the construction of the Constitution Avenue Bridge is assured, we still believe that as far as the impact of CIA traffic alone is concerned we can effectively use the Langley site with only those bridge and road improvements as outlined by our consultants.

The position taken by the Commission seems to have been based on two primary factors: the potential impact on the area and the extensive construction and improvements of access highways and bridges. I believe this position to be basically inconsistent, since the Commission apparently believes, on the one hand, that there will be a major relocation of our personnel resulting in a tremendous impact upon the area surrounding the Langley site, while, on the other hand, it declares a necessity for extensive improvements to highways and bridges predicated upon the assumption that the great majority of our people will remain where they presently reside, thereby forcing a vast highway construction program. Even if the highway construction and improvements your Commission has specified as minimum to provide access to the Langley site were necessary, we could not at the same time accept the premise that the area would be subjected to the impact which you visualize.

Your Committee raised questions concerning the availability of water supply and sewage disposal. I have assurances from the City of Falls Church that they will deliver an adequate supply of water to the Langley site. Our consultant's report, dated 25 October 1955, and their supplementary letter, dated 12 December 1955, set forth clearly the whole question related to sewage disposal. Fairfax County has agreed to provide an adequate plant to take care of their own needs and those of the CIA, and, as I have already indicated, it is anticipated that the Agency will pay the customary charges set forth in the County's rate schedule, together with the customary quarterly service charges.

In my judgment and that of our consultants, the Langley site is the best available one that will serve our purposes adequately. A site in the Northwest quadrant of the greater Washington area would be most convenient to the homes of the majority of the members of our staff. Therefore, the location of the CIA at Langley would eliminate the necessity of having our employees go through downtown Washington and other congested areas during the morning and evening rush hours. The Langley site is strategically situated in that it will be at one of the important crossroads on the proposed Outer Loop. I must consider the site selection problem from a long

range point of view with due consideration of the interest and requirements of CIA as well as the interest of the Washington Metropolitan Area Comprehensive Plan.

As you know, we have considered this matter with you since February of 1955, and I am appreciative of the time and consideration which the Commission has given to it. However, unless I can make a final decision at a very early date as to the location of the building so that preliminary plans and cost estimates can be presented to the Congress during this session, I am fearful that the entire project may be delayed for at least another year. Accordingly, may I request that the Commission reconsider this matter at its February meeting and make its final report as soon thereafter as possible. We and our consultants, Messrs. Clarke and Raguano, stand ready at any time to assist in any possible way. While no additional formal presentation seems to be necessary, I believe that it would be beneficial to have Messrs. Clarke and Raguano, and representatives of this Agency, present at your meeting in order to try to answer any questions which the Commission may wish to ask. I, of course, leave this entirely to your judgment.

Sincerely,

15/

Allen W. Dulles  
Director

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CONCUR:

[redacted]  
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J. K. WHITE  
Deputy Director  
(Support)

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MEMORANDUM FOR: MR. DULLES

Attached is a proposed letter to the Chairman of the National Capital Planning Commission requesting further review of our request for the Langley site. The letter is rather lengthy, but is Mr. Clarke's idea of the most effective way to present our request. It has been coordinated with Messrs. Clarke & Rapuano, as well as with Max Abramovitz.

The next meeting of the Commission will be on 2 and 3 February. I think that we should get this over to them as early as possible next week in order to ensure that it is considered at that time.

L. K. WHITE  
Deputy Director  
(Support)

20 Jan 56  
(DATE)

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REMARKS:	

Col. White handcarried  
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couple of changes had  
to be made, Mr. Dulles  
signed the th.

Our Bldg. staff  
has now made the

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